

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Alan Jacobson

**Case #:** 97-R-03

**Date:** September 23, 2003

**Comments:**

1. Comments for Engineering will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project  
Name:** Alan Jacobson

**Case #:** 97-R-03

**Date:** September 23, 2003

**Comments:**

1. Flow test required.
2. Show hydrant location.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project  
Name:** Alan Jacobson

**Case #:** 97-R-03

**Date:** September 23, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Alan Jacobson

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**Date:** September 23, 2003

**Comments:**

1. Indicate requirements for irrigation, including the requirement for a rain sensor.
2. Make sure there are no sight triangle obstructions. Certain existing material may obstruct visibility.
3. If there are no existing overhead lines, use a shade tree instead of the Silver Buttonwood in the center island.
4. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.
5. Signoff plans to be sealed by the Landscape Architect.

**Recommendations:**

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**Division:** Planning **Member:** Mark McDonnell  
954-828-8981

**Project Name:** Alan Jacobson **Case #:** 97-R-03

**Date:** September 23, 2003

**Request:** Parking Reduction/Site Plan Review/Change of Use: Residential Triplex to Professional offices.

**Comments:**

1. Property owner must sign the application.
2. Notarized letter of intent must be submitted.
3. Total estimated cost of project is missing.
4. Part 2 of 2 of the application is missing.
5. Why is a "Plat of Lauderdale" provided with the application but the subject property is not included on the image?
6. Need to convert the architecture scale to engineering for the site plan shown on SP 1 of 1.
7. Label all new improvements as "proposed."
8. Provide a legend to identify all symbols and abbreviations (ie., CLF=chain link fence; LP=liquid propane or light pole?)
9. Provide a label for the existing awnings.
10. Provide base flood elevation data where it is left blank on the plan.
11. Provide all existing setback measurements directly beside the list of the "minimums" required.
12. The land use designation is identified as LRCA on the plan, and then the small map attached to the plan uses the identification of S RAC? What do these designations represent? Should these be consistent?
13. Why does the building height beneath the Building Description heading state 13 feet, but under the Area Tabulations it is indicated as 15 feet?
14. Pursuant to 47-3.9, nonconforming structures may be re-used, but must prove neighborhood compatibility. Please provide narrative to satisfy this requirement.
15. Pursuant to 47-5.60.C.3.b., provide signage information.
16. Pursuant to 47-20.3, an application for a parking reduction is required.
17. Pursuant to 47-20.4.A.1, parking is not permitted in the landscape buffer area required by 47-25.3-Neighborhood Compatibility Requirements.
18. Provide a detail of the wheel stops to ensure compliance with 47-20.7
19. Show wheel stops for the 9-foot wide parking space in the rear.

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20. The “18-foot “ parking spaces are measured from points outside of the property boundaries. Revise.
21. Explain why three (3) parking spaces off the alley are so long (ie., 26’-6”)
22. Pursuant to 47-20.14.B., lights that exceed 10 feet in height must be located a minimum of 15 feet from shade trees. Provide dimensional measurements for all light poles when near shade trees to ensure compliance.
23. Pursuant to 47-20.14.A, provide detailed information on SL1 of 1 to confirm lighting requirements are being met.
24. Pursuant to 47-20.15.1, back out parking onto the alley appears to meet code.
25. Pursuant to 47-20.15.4.e., address back out parking; City Engineer approval is required to eliminate the sidewalk requirement. Provide this approval with the resubmittal.
26. Pursuant to 47-20.15.5.g., provide sidewalk.
27. Additional requirements may be forthcoming at DRC meeting.

**Recommendations:**

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**Division:** Police

**Member:** Det. Gary J. Gorman  
954-828-6421  
97-R-03

**Project Name:** Alan Jacobson

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**Comments:**

1. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
2. All entry doors and locking devices will have sufficient security rating.
3. Will ALL solid entry doors have a 180-degree viewing device? (peep hole)
4. Will the overhead garage door have a secondary locking device?
5. Will this building have a perimeter security system, including panic buttons for emergency conditions?
6. Will CCTV be used to monitor the entryway and parking area?
7. All landscaping should allow full view of location.
8. Will there be sufficient perimeter lighting for night operations?
9. Please submit comments in writing prior to DRC sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Alan Jacobson

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**Comments:**

1. Plans as shown indicate a shortage in the number of parking spaces pursuant to section 47-20.2 professional office is calculated at a rate of 1/250 gfa. Building gfa=  $2922/250=12$  parking spaces.
2. An application for a parking reduction request is required pursuant to section 47-20.3.
3. Pursuant to section 47-20.11 a minimum-parking stall shall be 8'8" x 18' clear area.
4. Dimension the garage to indicate compliance with the minimum parking stall area.
5. Provide a five (5) foot sidewalk pursuant to 47-20.15.
6. Light fixtures shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.R.
7. Additional comments may be discussed at DRC meeting.